

House at 837 Dayton Street
Cincinnati
Hamilton County
Ohio

HABS No. OH-2200-H

OHIO
31-11-11
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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D. C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. OH-2200-H

HOUSE AT 837 DAYTON STREET

Location: 837 Dayton Street, Cincinnati,
Hamilton County, Ohio.

Within the Dayton Street Historic District, USGS
Covington Quadrangle, Universal Transverse Mercator
Coordinates: 16.713800.4332700, 16.713780.4332230,
16.713250.4332410 and 16.713110.4332750

Present Owner: Leon Thornton

Present Occupant: Multiple rental units with tenants.

Present Use: Private dwelling

Significance This is a large house typical of the vernacular later nineteenth century houses built in Cincinnati. It is one of several such houses built at about the same time in what is now designated the Dayton Street Historic Interest Area, and is important as part of the architectural context of its time and place.

PART I. HISTORICAL INFORMATION:

A. Physical History:

1. Original and subsequent owners: The house stands on a parcel of land originally sold on October 13, 1794 to Jonathan Dayton of Elizabethtown, New Jersey, for \$42,987.00 by John Cleves Symmes, who obtained the original patent for the Miami Purchase from the United States Congress.

William Henry Harrison, ninth President of the United States, on October 1, 1818, as an executor of the estate of Symmes, and as then Governor of the Indiana Territory, re-negotiated the sale, inasmuch as the original deed was said to have been lost. Because of the riots and fire of 1884, the records contained in the Hamilton County Court House were either partially or totally destroyed, thus making the present records an incomplete source of information. It is known from the remaining records that Emily Avery, whose father had originally subdivided land in the area, on December 5, 1850 sold the parcel of land on which the house now stands to John Kelley, whose widow, per Sheriff's sale, sold it on December 18, 1903 to Margarete McLaughlin.

2. Date of erection: Because of the architectural character of the house, it is reasonable to assume that the house was built around 1865-1875.

3. Architect: Unknown.
 4. Alterations and additions: A one story addition, of no noteworthy architectural character, was added to the rear circa 1950.
- B. Historical Events and Persons Connected with the House:
- None known.
- C. Sources of Information:
1. Old views: None known.
 2. Bibliography:

Sale by Emily Avery: Deed Book 158, P.506.

Sale by Elizabeth Kelley (widow of John Kelley): Deed Book 897, p. 567.

Prepared by: Carl A. Saladino
Project Historian
National Park Service
August, 1974

PART II. ARCHITECTURAL INFORMATION

- A. General Statement:
1. Architectural character: This Italianate house has an ornamental facade typical of the Dayton Street Historic Interest Area.
 2. Condition of fabric: Fair.
- B. Description of Exterior:
1. Over-all dimensions: This three-bay, side-hall plan house measures approximately 23'-0" by 80'-0".
 2. Foundations: Brick and stone.
 3. Wall construction, finish and color: Common brick with limestone north front painted blue.
 4. Structural system, framing: Masonry bearing walls.
 5. Porches, stoops: Recessed north entrance porch flanked by stone Corinthian columns. Concrete side entrance stoop.
 6. Chimneys: Three brick chimneys in the east wall.

7. Openings:

- a. Doorways and doors: Front entrance doorway has transom and stone architrave. Door has lower wooden panel and upper glass panel.
- b. Windows: Double-hung with one-over-one-light sash throughout.

8. Roof:

- a. Shape, covering: Gable roof on the front block. Shed roof on the rear wing. All roofs are tarred with roll roofing.
- b. Cornice, eaves: Sheet metal cornice and brackets painted white.

C. Description of Interior:

1. Floor plans:

- a. Basement: A series of storage and furnace rooms.
- b. First floor: Side-hall plan with three rooms in-line from front of house to service stair. To the rear of the service stair is the original kitchen (now a living-bedroom) and a recent new kitchen and bathroom addition. Front stair hall has been closed to rear of house.
- c. Second floor: Large front room (now two rooms) which had an arched opening between the west and center bays. Two additional rooms between the front room and the rear service stair. A bath in the southwest corner and a bedroom in the southwest corner complete the second floor.
- d. Attic: Two major rooms (each of which is now subdivided into a two-room apartment) in the front block.

2. Stairways: Single-run stair on west wall of front entrance hall to second floor. Turned hardwood balusters and hardwood handrail. Stairway to attic between front bedroom and second bedroom. Rear service stair from basement to second floor.

3. Flooring: Most floors are now linoleum-covered. There is evidence that the floors on the first floor were originally 7/8" board hardwood with a decorative border.

4. Wall and ceiling finish: Painted plaster throughout.

5. Doorways and doors: Four-panel wooden doors with frames. Doorways on first floor are arched.

6. Decorative features, trim: There are four marble mantel pieces. There are two mantel pieces of carved wood. There are ceiling cornices in the three front rooms of the first floor.

7. Hardware: Heavy brass door butts with reliefs. Remaining hardware has been replaced.
8. Light fixtures: All fixtures are recently installed.

D. Site:

1. General setting and orientation: Located on the south side of Dayton Street, the structure is in the block once known as "Millionaires Row."
2. Outbuildings: There is a derelict garage with a second-floor apartment above at the rear of the lot.

Prepared by: J. William Rudd
Project Supervisor
National Park Service
August, 1974

PART III. PROJECT INFORMATION

These data are part of the documentation made during the 1974 Cincinnati Project undertaken by HABS in cooperation with the Miami Purchase Association and City of Cincinnati. Records were made of a part of the Dayton Street Historic interest Area of the City of Cincinnati.

The project was under the general supervision of John Poppeliers, Chief of the Historic American Buildings Survey. The project supervisor was J. William Rudd of the University of Cincinnati. The project historian was Carl A. Saladino of the Ohio State University. The measured drawings for the project were prepared by architects Steven B. Kells (University of Cincinnati) and Richard Wyatt (California Polytechnic State University, San Luis Obispo), and student assistant architects William Maxwell Miller (University of Pennsylvania) and Osbourne K. Simms III (University of Illinois, Chicago Circle). The photographs were taken by HABS photographer Jack E. Boucher in July 1982.